## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6/29 Batman Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	Range between \$870,000		&		\$900,000					
Median sale price										
Median price	\$878,000	Pro	Property Type		Townhouse		Suburb	Eltham		
Period - From	03/08/2022	to	02/08/2023		So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5 Monterey CI ELTHAM NORTH 3095	\$900,000	19/07/2023
2	4/25-27 Livingstone Rd ELTHAM 3095	\$880,000	21/06/2023
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

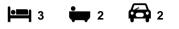
This Statement of Information was prepared on:

03/08/2023 10:54









Property Type: Unit Land Size: 441 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$900,000 Median Townhouse Price 03/08/2022 - 02/08/2023: \$878,000

# **Comparable Properties**

5 Monterey CI ELTHAM NORTH 3095 (REI) 3 2 2 2 Price: \$900,000 Method: Private Sale Date: 19/07/2023 Property Type: House	Agent Comments
4/25-27 Livingstone Rd ELTHAM 3095 (REI) → 3 → 1 → 2 Price: \$880,000 Method: Private Sale Date: 21/06/2023 Rooms: 5 Property Type: Unit Land Size: 201 sqm approx	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata



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